049.0	0001	0015.A	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	3,894,700 / 3,894,700
					USE VALUE:	3,894,700 / 3,894,700
					ASSESSED:	3,894,700 / 3,894,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	87 MYSTIC STREET LLC
Owner 2:	ARMSTRONG AMBULANCE
Owner 3:	
Street 1:	87 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ARLINGTON DYE WORKS INC -
Owner 2:	M/T PAUL BERBERIAN -
Street 1:	333 HIGHLAND AVE
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 40,282 Sq. Ft. of land mainly classified as Office with a Office Building built about 2006, having primarily Conc. Panel Exterior and 18000 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	40282.000	2,089,900	20,100	1,784,700	3,894,700
Total Card	0.925	2,089,900	20,100	1,784,700	3,894,700
Total Parcel	0.925	2,089,900	20,100	1,784,700	3,894,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 216.37 | /Parcel: 216.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34581
GIS Ref	
GIS Ref	
Insp Date	03/19/09

!4120!

PREVIOUS ASSESSMENT

Parcel ID: 049.0-0001-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	2,089,900	20100	40,282.	1,753,800	3,863,800	3,863,800	Year End Roll	12/18/2019
2019	340	FV	2,050,700	20900	40,282.	1,650,600	3,722,200	3,722,200	Year End Roll	1/3/2019
2018	340	FV	2,050,700	20900	40,282.	1,444,300	3,515,900	3,515,900	Year End Roll	12/20/2017
2017	340	FV	2,050,700	20900	40,282.	1,134,800	3,206,400	3,206,400	Year End Roll	1/3/2017
2016	340	FV	2,050,700	20900	40,282.	1,134,800	3,206,400	3,206,400	Year End	1/4/2016
2015	340	FV	1,798,600	21400	40,282.	1,031,600	2,851,600	2,851,600	Year End Roll	12/11/2014
2014	340	FV	1,798,600	21400	40,282.	1,031,600	2,851,600	2,851,600	Year End Roll	12/16/2013
2013	340	FV	1,798,600	21400	40,282.	1,031,600	2,851,600	2,851,600		12/13/2012

PRINT

Date	Time
12/10/20	19:11:35

LAST REV

Date	Time
10/09/19	13:57:00
apro	
4120	

USER DEFINED

Prior Id # 1:	34581
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARLINGTON DYE W	47273-31		4/13/2006	Change>Sale	1,100,000	No	No		
	4953-228		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/2006	22	Foundati	60,000			G8	GR FY08	FOUNDATION ONLY
1/11/2006	284	New Buil	1,800,000	O		G8	GR FY08	100X60 3STY OFFICE
11/4/2005	1029	Demoliti	50,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/28/2016	I & E Return	EMK	Ellen K
3/19/2009	Meas/Inspect	197	PATRIOT
8/6/2007	Inspected	BR	B Rossignol
4/14/2000	Measured	197	PATRIOT
6/27/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		40282		Sq. Ft.	Site		0	43.25	1.02	CG									1,784,724						1,784,700	

Total AC/HA: 0.92475 | Total SF/SM: 40282 | Parcel LUC: 340 | Office | Prime NB Desc: COMM GD | Total: 1,784,724 | Spl Credit | Total: 1,784,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	4 - FirePf-Steel		
Prime Wall:	25 - Conc. Panel		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	GRANITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	12 - Concrete	30	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	4		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Good
A HBth:		Rating:	
OthrFix:	10	Rating:	Good

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	8.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	8.3	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.85555559
Const Adj.:	1.03532612
Adj $ / SQ:	93.007
Other Features:	62200
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2235089
Depreciation:	185512
Depreciated Total:	2049577

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 0 | BRs: 0 | Baths: | HB 3

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	123.70
Special Features:	40300	Val/Su Net:	116.11
Final Total:	2089900	Val/Su SzAd	116.11

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	6,000	83.710	502,237
SFL	Second Floor	6,000	93.010	558,041
TFL	Third Floor	6,000	93.010	558,041

Net Sketched Area: 18,000 | Total: 1,618,319

Size Ad 18000 | Gross Are 18000 | FinArea 18000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	SER	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 049.0-0001-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	10000	A	AV	2006	2.00	T	10.4	340			17,900			17,900
77	Lite-Single	D	Y	5	1	A	AV	2006	500.00	T	10.4	340			2,200			2,200
61	Elev-Pas	M	S	1	3	A	AV	2006	15,000.00	T	10.4	340			40,300			40,300

More: N | Total Yard Items: 20,100 | Total Special Featues: 40,300 | Total: 60,400